



**DOWNTOWN REVITALIZATION INITIATIVE
2019**

“WHERE LAKE ONTARIO MEETS THE ST. LAWRENCE RIVER”

BASIC INFORMATION

Regional Economic Development Council Region: **North Country**

Municipality Name: **Village of Cape Vincent**

Downtown Name: **“Where Lake Ontario Meets the St. Lawrence River”**

County Name: **Jefferson**

Applicant Contact(s) Name and Title: **Hon. Jerry Golden, Mayor**

Applicant Contact(s) Email Address and Secondary Email Address:

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- jay@ggprocess.com

VISION FOR DOWNTOWN

“Cape Vincent is a small-town, rural community with unique scenic, historical and natural resources. We are committed to preserving these essential qualities that make it a desirable place to live, while seeking to improve the local economy by promoting compatible residential and small business growth.”

The community’s vision has been renewed with a sharper focus on future growth that is sustainable and consistent with Cape Vincent’s character. The community’s preferences essentially remain the same: to protect its rural character, to respect and sustain the St. Lawrence River and Lake Ontario for both pleasure and commerce, to embrace our agrarian culture, to promote our historical connections, and to achieve compatible economic and commercial growth.

JUSTIFICATION

The Village of Cape Vincent’s location on the St. Lawrence River near the confluence of Lake Ontario was a major factor in the Village’s initial settlement and its subsequent growth as a trade port. Today, the Village’s waterfront location remains one of its greatest assets. Serving as the gateway to the

Thousand Island region, the Village has the distinction of being the only community with an international car ferry on the St. Lawrence- allowing passengers and automobiles to travel between the United States and Canada. Cape Vincent is an international point of entry to the United States! The Village's rich history, cultural diversity, old style architecture, natural environment, and access to the St. Lawrence provide a unique experience for those visiting and living within the Cape Vincent community.

The community of Cape Vincent is a genuinely historic community. It is graced with many inspired properties listed on the National Register of Historic homes and numerous other historic properties which would qualify for inclusion in the National Register but have not been entered. A key aspect of the historic properties is a sense of site. In many cases beautiful architectural buildings overlook Lake Ontario or the St. Lawrence River or a pristine rural landscape. The convergence of nature and architecture in Cape Vincent is much the same today as it was two centuries ago.

Thus, the community and its leaders must not only be sensitive to the potential adverse impacts that any project may have on the Town, Village and surrounding areas, but also maintain vigilance in the protection of existing cultural, visual and aesthetic assets of the Town and Village.

Through careful planning, multiple updated studies, and the utilization of the views of residents and business owners, the Village of Cape Vincent is primed to utilize the DRI grant to take its next big leap at progress.

DOWNTOWN IDENTIFICATION

1) Boundaries of the proposed DRI area

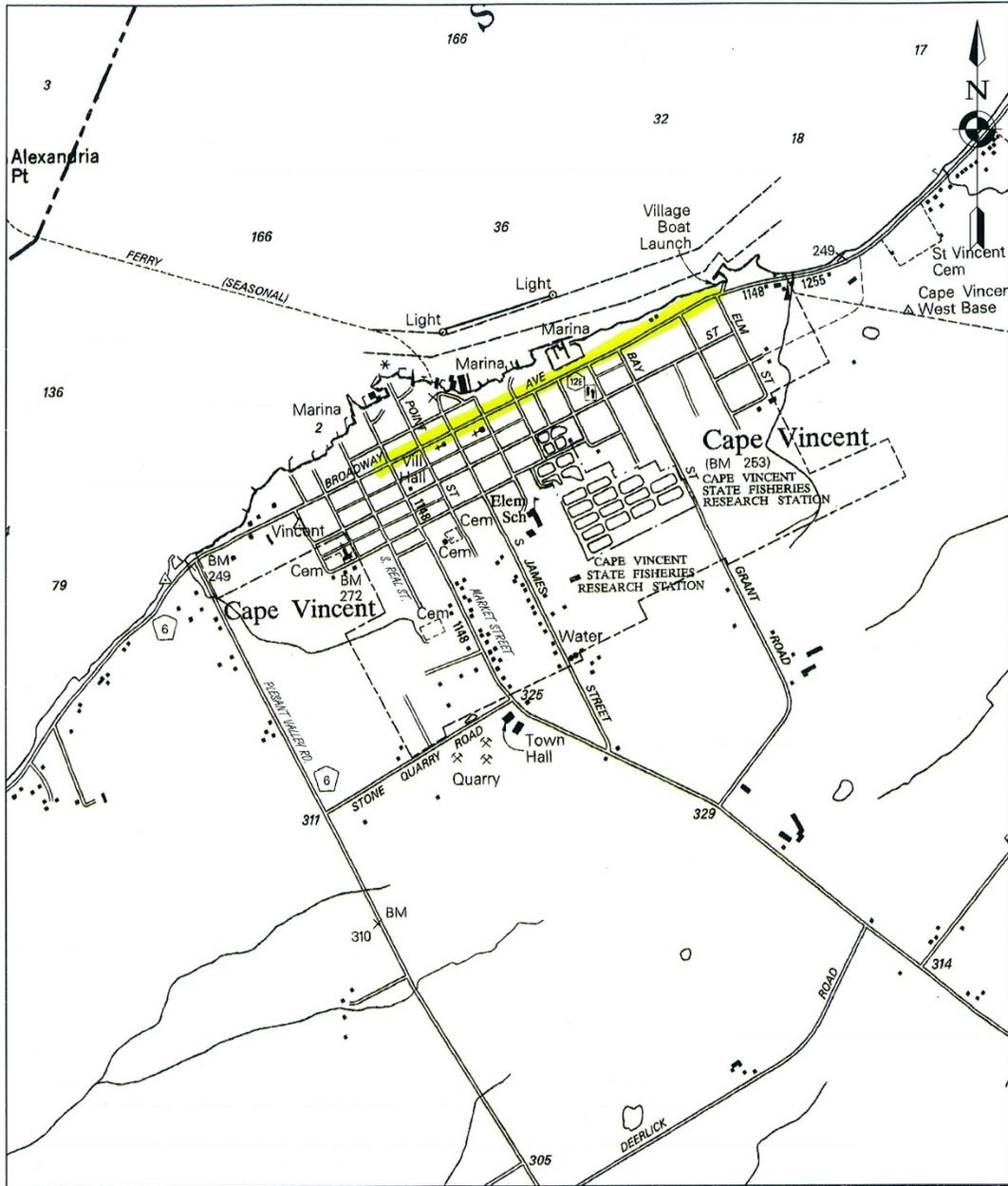
Commercial Area and Main Traffic Corridor—Broadway and Market Streets, (NYS Route 12E)

Broadway Street is the main downtown, commercial area with some scattered residential properties. Market Street is predominantly residential with a concentration of commercial near Broadway Street. The Village Green is located in the center of the downtown area where concerts and other activities are held.

For practical purposes, the downtown area stretches from East End Park to Market Street in the village.

The Village has a small-town charm that is made even more special with the visual influence of the St. Lawrence River. Guidelines for new and re-development should maintain this unique atmosphere and quality. The aesthetics of the properties are important. There is also a need to be aware of the transition from residential to commercial areas and the encroachment of commercial uses into the residential areas. Parking is a concern, new development should be encouraged to provide some on-site parking, but off-Broadway Street.

Commercial development utilizing existing vacant buildings or new construction on vacant property. Protection of historic structures. Creation of public parking areas off the main Broadway Street business section. Extend the sidewalk along the river side of Broadway Street from East End Park to the center of the Village. Traditionally, the downtown area of a community serves many needs. It is a place for people to gather socially, dine, shop, worship and to live. The downtown district of Cape Vincent includes more than 30 businesses but offers a limited number of goods and services.



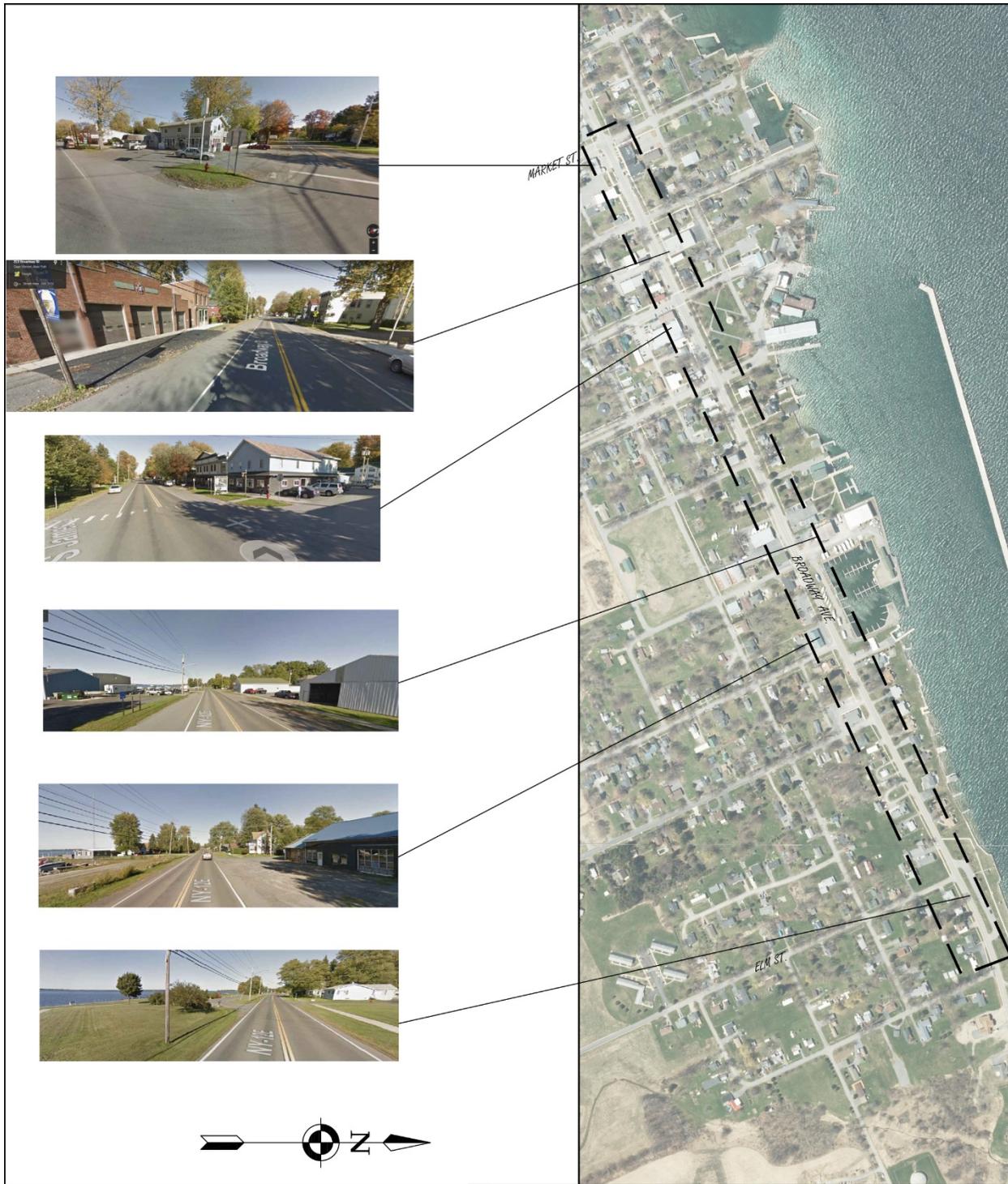
G&G Municipal Consulting
and Grant Writing

PO Box 39
131 South Union Street
Spencerport, NY 14559
(585) 368-8866

LOCATION PLAN

**VILLAGE OF CAPE VINCENT
JEFFERSON COUNTY STATE OF NY**

FIGURE #1



Municipal Consulting
and Grant Writing

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131 South Union Street
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AERIAL BOUNDRY MAP

VILLAGE OF CAPE VINCENT
JEFFERSON COUNTY STATE OF NY

FIGURE #2

2) Past investment, future investment potential

Beginning in the summer of 2011, the Village of Cape Vincent participated with representatives from Tourism Kingston, the Kingston Economic Development Corporation, Wolfe Island Business and Tourism Association, Horne's Ferry, Cape Vincent Chamber of Commerce, Cape Vincent Local Development Corporation and the Town of Cape Vincent to discuss the possibility of working together to promote a gateway to Kingston through Cape Vincent and Wolfe Island. Highlights of the first-year efforts include development of a website and a billboard on Route 81 directing visitors our way. Second year plans have begun and include seasonal banners for each location, visitor information kiosks and conducting visitor surveys. The Linger Longer campaign is a destination development process that will take a few years to complete but all involved saw year one as a success to build on. You can visit the website via our Links of Interest (www.lingerlonger.ca).

Upgrading the Village Sewer System

The Village is completing the process of replacing its sewage treatment plant and lift stations to comply with DEC regulations and provide a system that will allow for additional users. The new plant will be able to handle 260,000 gallons per day (gpd) compared to the old system that could only handle 144,000 gpd.

Upgrading the Village Storm Drain Infrastructure

A program has been started to repair and upgrade the storm drains in the Village of Cape Vincent. There are 11 main drains leading to the river that need repair and upgrading. The program is to start at the river of each main drain and work south through the Village cleaning, repairing and in some cases enlarging the system. This is a long-term program that will take several years. Though we have started working, it will be necessary to apply for grants to help support the program.

Repairing Village Sidewalks

A program has been set up to repair the village sidewalks. For the program, the Village is putting in the budget each year \$10,000 for materials and using village labor to replace approximately 2500 to 3000 feet of sidewalk each year.

Updating the Village of Cape Vincent Zoning Laws

The zoning laws of the Village of Cape Vincent are being updated. A team of seven people made up of the Jefferson County Department of Planning Community Development Coordinator, one Village Trustee, the Village Planning Board Chairperson, the Village Zoning Board of Appeals Chairperson and three Village of Cape Vincent Citizens.

Town and Village Grants in the Last 4 Years

Village of Cape Vincent Wastewater Treatment Plant and Collections

Project Cost - \$9,005,000:

- USDA Grant \$1,900,000
- USDA Loan \$100,000
- NYSEFC Grant \$2,000,000
- NYSEFC 0% Loan \$4,200,000
- Green Project Reserve Grant \$805,000

Town of Cape Vincent—\$2.3 million total, including \$622,140 in grant funding, a \$905,537 zero-interest loan, and \$790,914 in a previously approved grant to assist with the construction of a new distribution system to serve the Town of Cape Vincent Water District #6.

SAM Grant Funding from NYS Legislature:

- \$125,000—Construction of new playground and pickle ball courts at recreation park
- \$75,000—Upgrades and repairs to Tibbetts Point Light House

- \$250,000 to secure property and make upgrades in the Club Street Marina Area

NYSDEC Engineering Planning Grant—\$30,000 to study the potential for Sewer District # 1.

NYS LWRP—\$50,000 grant to update and expand the Village’s LWRP to include areas of the town.

Private Downtown Investment

Downtown businesses utilized a CDBG Main Street grant to make façade improvements and upgrades.

Roxy Hotel

A Restore New York 2009 grant was awarded to the Village of Cape Vincent in the amount of \$1,532,286 for the Roxy Hotel (Roxy’s). The hotel was built in 1894 and is literally the cornerstone of the business district in the village of Cape Vincent. Listed on the New York State Historic Register, Roxy’s is a three-story brick building located at the corners of Broadway (Main) and Market Streets. The rear top two floors of the 15,000 square foot building overlook the beautiful St. Lawrence River. The building is part of the downtown revitalization plan which was developed with the assistance of a 2006 New York State Strategic Planning Technical Assistance Grant. Facade renovation for the building was also included in the New York State Main Street Grant received by the Cape Vincent Improvement League and Cape Vincent LDC in 2007. The rehabilitated building is a mixed-use facility with the majority of space dedicated to commercial use.



Cape Vincent Brewery

The owners of the recently renovated brewery have invested over \$280,000 into their craft brewery and are looking to continue their growth.



Aubrey's Inn

The new Aubrey's Inn completed over a \$200,000 improvement to the facility.

Chateau

Has invested well over \$100,000 into beautifying their fine arts shop.



French Towne Market

The French Towne Market has invested several hundred thousand dollars and keeps the village from become a food desert.



Clarks Cove on the River

Clarks Cove on the River has invested nearly \$350,000 in their mixed use commercial residential property on the river near the International Point of Entry. St. Lawrence Seaway river pilots currently reside in the building's apartments.



Horne's Ferry

Horne's Ferry is family-operated business for over 200 years, crossing the Canada-U.S. international border on the St. Lawrence Seaway from Wolfe Island, Ontario to Cape Vincent, NY. The business has continuously invested thousands of dollars in dock and ferry boat upgrades.



Rental Property Owners

Multiple business and property owners have invested hundreds of dollars to create mixed use commercial and residential properties in the downtown area.





3) Recent or impending job growth

Job growth has seen a slight increase in the last two fiscal years while employment levels in the Cape Vincent Community have remained stable. The New York State Correctional facility is the largest employer in Cape Vincent with approximately 450 employees. The public elementary school in the village employs 91 and Metal Craft (a rapidly expanding boat part manufacturer) employs 22 FTE's. Metal Craft is located in a marina in the DRI area.

Downtown Cape Vincent has two new "anchor" projects occurring presently that will ensure job growth downtown. The Cape Vincent Brewery and the recently

renovated and restored Roxy Hotel project. Many other small businesses have created new job opportunities, attracted a steady amount of out of tourists, as well as serving the locals who live in the community. With the recent public/private investments in cape Vincent it is obvious that our residents and visitors support the DRI initiative.

This project would take our unique community to a higher level. The grant funds would allow us to do projects that would otherwise take years to finish. Our community is on an economic upswing in terms of job opportunities, tourism and public/private investment. The funds would contribute to making Downtown Cape Vincent a sustainable community well into the future.

4) Attractiveness of physical environment

Cape Vincent, located at the confluence of the St. Lawrence River and Lake Ontario, is rich in natural resources and has a historical heritage that evokes pride from its citizens. While economic development has been difficult for the community, its people are resilient and are dedicated to the community.

Cape Vincent History

The Town of Cape Vincent is located at the eastern extreme of the Great Lakes system where Lake Ontario flows into the St. Lawrence River. It has a unique setting whereby its water resources made early travel and commerce possible westward well beyond the center of the continent and eastward to the Atlantic Ocean. The relative ease of water travel allowed early French explorers, traders and missionaries to extend their presence while early British-English settlers were establishing their colonies along the Atlantic coast. Indigenous native cultures predated these Europeans by thousands of years, though the Cape Vincent area was used by them mainly on a seasonal basis.

The proximity of the Cape Vincent to Kingston, Ontario, Canada and the fact that

the River could be crossed by ferry as well as across the ice in winter rendered it a choice location for a commercial town. A ferry service was established as early as 1807 (and still operates today) between Cape Vincent and Wolfe Island, Canada. The initial development of the Village began with the waterfront area being cleared and a wharf, blockhouse, tavern and barn erected.

At the turn of the 20th century Cape Vincent's path to the future had been set, a community whose economic vitality was dependent on both tourism and agriculture.

Cape Vincent maintained its small-town atmosphere with world-class scenic and historical assets along with its agricultural and tourism roots. These very qualities were not only important historically to the Cape's development but will also provide the foundation for Cape Vincent's future growth and its attraction as, *"...a small-town, rural community with unique scenic, historical and natural resources."*

Cape Vincent Today

Population

Between 1980 and 2000 growth of total housing units for Cape Vincent was greatest among four local, waterfront towns listed in Table 3.3. From 1980 to 1990 Cape Vincent total housing increased 21.6% compared to 5.5% for Lyme. The following decade Cape Vincent grew by 11.7% and Lyme only 3.7%.

From 2000 to 2010 however, this pattern of exceptional growth was completely reversed. Adjacent towns total housing growth improved from 6.1% for Lyme to 7.9% for Brownville while Cape Vincent actually lost housing units, -2.9% (Table 3.3). This same pattern was present in the seasonal housing data with Cape Vincent posting negative growth, -5.4%. Vacant housing in Cape Vincent mirrored this trend, in reverse, with positive 18.4% increase in vacant housing from 2000 to 2010.

Aubrey Court is a Senior Housing Project located on Grant Road in the Village. It provides 22 one-bedroom and 2 two-bedroom units for persons 62 years and older who meet income guidelines or disabled individuals of any age. Center Street Family Housing is a low-income project located in the Village. There are 18 two-bedroom and 6 one-bedroom units available to families who meet income guidelines.

Income

The median family income from 1980 to 1990 more than doubled for the Town and nearly doubled for the Village and County (Table 3.4). Between 1990 and 2000 Town and Village median family incomes improved by 44.4% and 30.3%, respectively. At the same time, however, Jefferson County median family income nearly doubled the rate observed in Cape Vincent, increasing 63.7%.

In 2016, the median income for Cape Vincent families decreased significantly from levels observed the previous decade, the Town and Village decreased by -25.2% and -29.9% respectively. Median family income growth for Jefferson County from 2010 to 2016 also decreased by -3.7% to \$49,911 with Cape Vincent at \$51,739.

Buildings of Note

The Roxy Hotel (1894) is a prominent three-story brick building located in the center of the village of Cape Vincent. It features modest turn-of-the-century design with arched windows and doors on the ground floor, segmental-arched windows on upper floors and a restrained brickwork pattern on its frieze.

The Broadway Historic District is a cohesive group of three neighboring estates built between 1815 and 1840 on the St. Lawrence River on the west edge of the village of Cape Vincent. It includes: the Stone House (1815)» two Greek Revival style mansions; Beechwood (1840) and Maple Grove (1838); two houses which were Stone House service buildings, the Servants Quarters (1820) and Bragdon House (1840); and two contributing outbuildings on the original Stone House property. The high-style and grand scale of the three large residences in the district reflect the wealth and prominence of their original French owners.”

The community of Cape Vincent is a genuinely historic community. It is it graced

with many inspired properties listed on the National Register of Historic homes and numerous other historic properties which would qualify for inclusion in the National Register but have not been entered. A key aspect of the historic properties is a sense of site. In many cases beautiful architectural buildings overlook Lake Ontario or the St. Lawrence River or a pristine rural landscape. The convergence of nature and architecture in Cape Vincent is much the same today as it was two centuries ago. This is essential to the heritage of our community from its exploration to the establishment of Cape Vincent as a keystone to the settlement of a large countywide area, to the unfolding of events during the War of 1812, to the development of commerce through time and the eventual evolution of our community as it stands today. Thus, the community and its leaders must not only be sensitive to the potential adverse impacts that any project may have on the Town, Village and surrounding areas, but also maintain vigilance in the protection of existing cultural, visual and aesthetic assets of the Town and Village.

Happenings in Cape Vincent

Cape Vincent is fast becoming a place for people like to live as well as spend their vacation excellent highways are available to provide transportation to Cape Vincent. When traveling on interstate 81, exit 46 is the most convenient exit to provide you a direct route to “the cape”. When you reach your destination, you can enjoy watching ships from all over the world passing through the clean blue waters of the St. Lawrence River and Lake Ontario. We also have the distinction of being the only community left with an automobile and passenger ferry to Canada crossing the St. Lawrence River.

Water sports are abundant from swimming and diving, fishing and boating to riverside hiking trails and lighthouse visits.

Among the first downtown events of the year is the war of 1812 historical weekend every fourth weekend of June reenactors provide live demonstrations of

life for soldiers and civilians during the war. Battle skirmishes, lecture series, a children's muster and other activities take place all weekend long.

Cape Vincent French heritage is inspired more than 50 years of celebration during our annual French festival. Artist street performers food, beer and wine vendors fill downtown Cape Vincent every second week of July. The event attracts over 10,000 people to Cape Vincent over 3 days.

One of Cape Vincent "newest" traditions is more than a decade old already, Oktoberfest. The very first German Oktoberfest was held in 1810 and continues every year since.

A vivid and active arts scene can be found in downtown. The Cape Vincent Arts Council (CVAC) is a nonprofit organization of volunteers who are dedicated to bringing the Arts to Cape Vincent.

22 years ago, a group of volunteers got together to bring a series of summer concerts to the residents and visitors of Cape Vincent. The "Concert on the Green" programs were such a success that in 1997 the Cape Vincent arts council was established as a nonprofit agency in order to obtain state and federal funding for similar programs. Originally the concert on the green series was aided by NYSCA grant money. The program is now supported through donations, memberships and advertising in concert programs.

In the past 22 years the CVAC has grown to provide a whole range of art related activities for its members and the people of the thousand islands. It sponsors an internationally-recognized Chopin piano competition for young people, hold a town wide quilt show, provides arts programs for Cape Vincent students, sponsors a book discussion group, and provides a venue for poets and writers to share their work as well as other programs.

The Village sponsors the Bob Gosier Memorial Cape Street Hoops 3 on 3 basketball tournament hosted on Broadway in downtown Cape Vincent. The event grows each year attracting over 1,000 people over 3 days sports weekend.

The Village has also been the host for two major fishing events that will not be conducted this year due to lack of dock space, parking and sponsorships. A number of the proposed project will address this in hopes to bring these events and tourist back to the community.

More About Cape Vincent

History shows that one of the first schools of learning in this area was erected on Carleton Island in 1823. From then on, many one room school houses were built throughout the area, when in 1906 the records show that there were seventeen school districts in the town of Cape Vincent. The present school building, on Esselstyne Street, now an elementary building, was constructed in 1942 when all the districts centralized. This brought an end to the one room school house. In 1967, voters in Cape Vincent and Clayton (15 miles to the north) voted to consolidate their two districts in order to provide facilities to increase educational opportunities to all local youth. In September of 1972, the new “Thousand Islands High School” opened on its site at Sand Bay, half way between Cape Vincent and Clayton.

[SEE FIGURE NEXT PAGE]

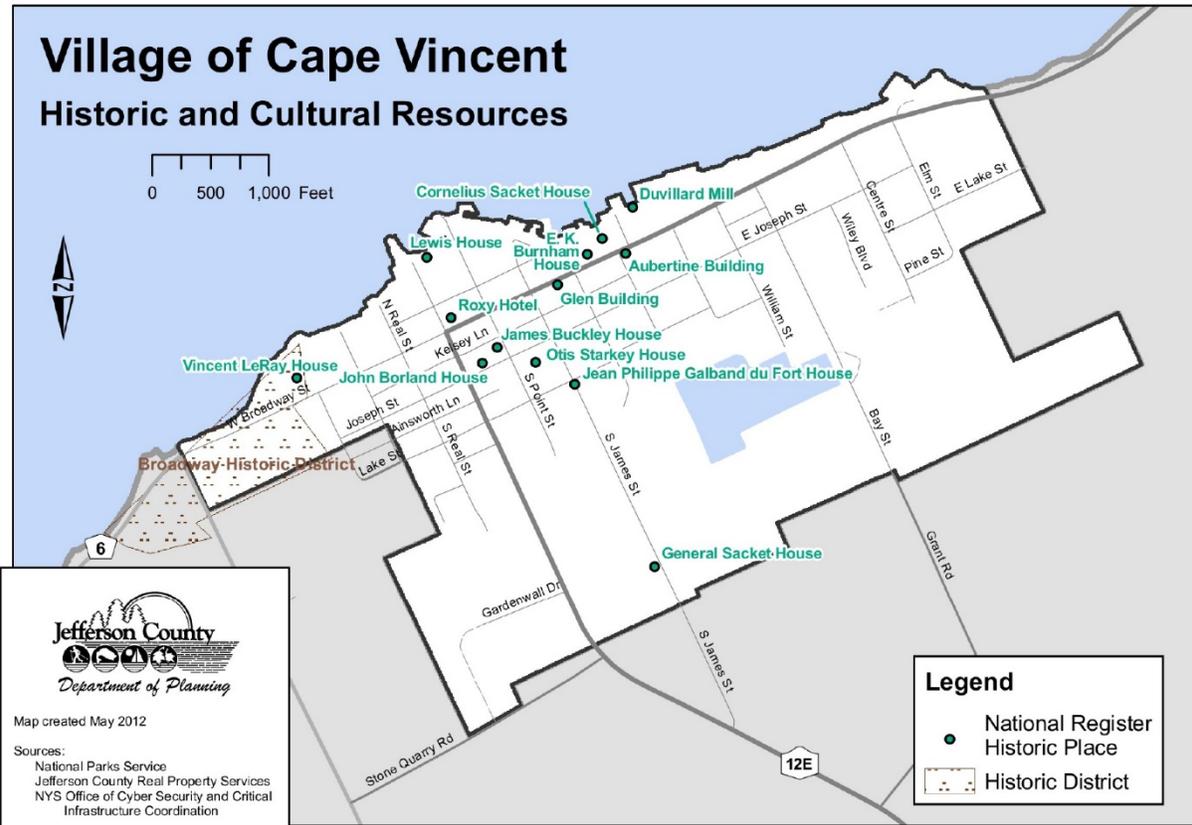


Figure 4. Listing of properties and the historic district on the National Register within the Village of Cape Vincent.

In 1968, local residents inaugurated a French Festival Day. This day has become an annual affair and is held on the second Saturday in July near Bastille Day. French Festival Day has grown each year since 1968, bringing thousands of visitors to Cape Vincent for the celebration which consists of many French booths, exhibits, costumes, French pastries, parade, and band concerts and climaxed with a gigantic firework display in the evening. The LeRay family owned and settled much of the land in this area, with most of the early deeds of the 1700's bearing the signature of Vincent LeRay. Familiar names then, as now, are Gosier, Docteur, Dezenegremel, Mussot, Chavoustie, Favrey (Favret), Merchant and Majo. The main program on French Festival Day features many New York State dignitaries and specially invited guests. The program is held on Broadway.

The Community House located on S. Market Street was the first framed house built in the early 1800's by the Borland family. In 1931 the Fish family donated it to the village for a Community building. In 1969 it was opened as the first Museum for the village. Since then the Cape Vincent Historical Museum has relocated to one of Cape Vincent's oldest buildings. The stone structure located on North James Street was used as a barracks to house soldiers during the War of 1812. Later on, the Forsythe Brothers manufactured ironwork for sailing vessels and cook stoves during its day as a foundry and machine shop. It has also served as a Town Barn. The Cape Vincent Chamber of Commerce has an office and a Tourist Information and Visitor's Center in part of this historic stone building. Although it appears that Cape Vincent is "just a quiet place to live" those of us who make our homes here find that our small town is the "center of activities." We are located only 25 miles from the city of Watertown with a state-of-the-art hospital, large shopping areas, Jefferson Vocational-Technical School, Jefferson Community College, and most of all the facilities of a large city. We are only a 45-minute drive to Fort Drum.

Locally, there are many organizations with active membership. These include Church Societies, Parent-Teacher Organization, Lion's Club, Knights of Columbus, Study clubs, Firemen, Fire Dept. Auxiliary, Ambulance and Emergency Squad, American Legion, and American Legion Auxiliary, Chamber of Commerce, Senior Citizens, Improvement League, and numerous others. For those who belong to a number of these organizations, the winter months particularly are filled with various activities.

5) Quality of life policies

The Village of Cape Vincent along with the Town of Cape Vincent has a long and successful history of utilizing planning processes and planning grants to help it sustain positive growth in the downtown area.

These plans demonstrate the Village's willingness to visualize and facilitate redevelopment and vibrancy in the community. Highlights of each of these plans are listed as follows.

The Town and Village of Cape Vincent Comprehensive Plan Update to the 2003 Joint Comprehensive Plan (2012)

Area #8 Commercial Area & Main Traffic Corridor - Broadway and Market Streets, (NYS Route 12E)

Present Use: Broadway Street is the main downtown, commercial area with some scattered residential properties. Market Street is predominantly residential with a concentration of commercial near Broadway Street. The Village Green is located in the center of the downtown area where concerts and other activities are held.

Comments: The Village has a small-town charm that is made even more special with the visual influence of the St. Lawrence River. Guidelines for new and re-development should maintain this unique atmosphere and quality. The aesthetics of the properties are important. There is also a need to be aware of the transition from residential to commercial areas and the encroachment of commercial uses into the residential areas. Parking is a concern, new development should be encouraged to provide some on-site parking, but off-Broadway Street.

Encourage: Commercial development utilizing existing vacant buildings or new construction on vacant property. Protection of historic structures. Creation of public parking areas off the main Broadway Street business section. Extend the sidewalk along the river side of Broadway Street from East End Park to the center of the Village.

Discourage: Poorly maintained properties.

Area #9 Waterfront Area

Present Use: Light industry (Metal Craft), marinas, ferry operation, customs, Seaway Pilots, and law enforcement facility, public dock, swimming area and residential development. There are two parks located along the waterfront. One is on the east end of Broadway Street and has a boat launch, picnic area, fishing area and is popular for scuba training. The other, developed and maintained by the NYSDEC, is at the site of the old Carleton Hotel. In addition to docking and picnicking the DEC Park also offers restrooms, showers and a covered pavilion. There are additional sites where the public has access to the river at the ends of Real, Market, Point and Murray Streets.

Comments: There is a need for more public dock space to encourage day trips from Islanders and Canadians. Scenic vistas need to be preserved. Public access to the waterfront, such as a walkway to the break wall, would become a distinctive tourist attraction and community asset. There is great potential for continued development of the East End Park area for improved and expanded docking.

Encourage: Increased public access to River, including access to the break wall and “walkability”. Protect historic structures. Develop the south side of Broadway.

Discourage: Development on the river front that restricts access and views of the river. Large, expansive building that would block and limit visual access to the river

LWRP-Town and Village of Cape Vincent Local Waterfront Revitalization Program (2019) Updated from 1993 LWRP

Proposed Water Uses

The waterside of the Cape Vincent WRA (i.e. the HMA) incorporates the Village waterfront, commencing east of Horne’s Ferry landing and extending out to the break wall. The HMA continues along the waterside, approximately 500’ from the Village shoreline until reaching the Village eastern boundary at

the end of East End Park. The water-dependent uses within the Cape Vincent WRA includes boating, fishing, and diving; their range and intensity is described in detail in Section II of the LWRP. Based on the inventory and analysis presented in Section II for this waterside area within the WRA, competing water dependent uses occur throughout the HMA. These water-based uses include swimming and diving areas, boating, public and private mooring, and commercial, public, and residential docking. Pursuant to 19 NYCRR Part 603, the HMP for the Village harbor portion of the Cape Vincent WRA is included below and contains required information at a level of detail and to the extent commensurate with the local circumstances. References to other parts of the LWRP have been included to complement the content of the Cape Vincent Harbor Management Plan.

Proposed Projects

Collectively these projects address revitalization and redevelopment of deteriorated and/or underutilized waterfront areas, improvement of shoreline public access and recreation, improvement of visual quality, strengthening the local economy, and protecting natural resources along Cape Vincent's waterfront. This section features projects based on a brief description of the site, previous work that has occurred, and a phased approach to implementation. Each phase has been evaluated for cost estimates, funding sources, and phase duration. Phases are not necessarily sequential, but rather reflect individual project components.

- Enhancements to Village Center (Club Street and Surrounding Area)
- Riverfront Pocket Parks
- East End Park
- Bike-Friendly Waterfront

Club Street Revitalization Plan (2012)

The purpose of the Club Street Revitalization Plan is to provide a strategy for the revitalization of the Club Street Area. The plan is intended to complement

the Village's existing LWRP to enhance land and water access and to plan for the improvement of dilapidated structures and pathways. Capitalizing on the waterfront as an asset for redevelopment and economic growth is crucial to the success of the plan. The future success of the plan also hinges on the community planning process- collaborative effort with involvement of local government, business owners, and residents.

The following are a few basic issues to consider when developing an effective Revitalization Plan:

- The community's short- and long-term goals
- The balance between economic growth and the preservation of the natural environment
- Recognizing underutilized property (Commercial and Residential)
- Maintaining and improving the integrity of a community's cultural and historical character
- Enhancing opportunities for public access and recreation regarding waterways
- Local wildlife and agriculture

Club Street Boundary

The "Club Street Block" is the focal point of the Club Street Revitalization Plan. The project bounds are essentially the outlines of all properties adjacent to Club Street which runs NW to SE and spans approximately 300 feet. The northern boundary begins with, and includes, Anglers Lodge and Horne's Ferry.

Several reoccurring themes and ideas emerged from this meeting including:

- Improving stability and appeal of waterfront structures, such as docks and marinas
- Improving access to the River
- Area looks "shabby" and "run-down"

- Several structures, including homes, need to be renovated, or removed
- Lack of businesses and attractions
- Lack of parking
- Lack of public restrooms
- Improve refuse collection

The individual meetings yielded similar themes and ideas as the May 26th workshop; however, the participants went into greater detail regarding their own personal visions of Club Street.

- Elimination of all houses located within the “triangle”
- Should Club Street be purely pedestrian?
- Extend the Ferry Dock
- Addition of coffee shops, boutiques, etc.

Smart Growth Approaches

- Direct the development of the existing community
- Development will be consistent with the existing principles of the Village and dependent on feasibility and fairness
- Small town atmosphere
- Mixed use buildings
- Enhance downtown core
- Enhance connectivity between Main Street and waterfront
- Public access to both land and water
- Development will enhance the existing characteristics that distinguish Cape Vincent from other communities
- Future development and planning will involve community and stakeholder collaboration
- The natural beauty of the St. Lawrence River will be preserved
- Streetscape development to encourage pedestrian travel
- Creating a mixture of land uses to maximize the potential for creating recreational opportunities and economic growth



Land Use of Area

The Club Street Waterfront area in the Village of Cape Vincent consists of residential, community services, commercial, vacant, recreational and entertainment uses. Residential use accounts for approximately 42.86% of the total parcel usage and 28.81% of the total area. By acreage, recreational and entertainment uses dominate the area making up approximately 45.08% of the project area.

The project boundary contains two parcels with commercial land uses. The two parcels account for approximately 4.92% of the project total acreage. These parcels are home to two of the village’s most notable businesses; Captain Jack’s Restaurant and Horne’s Ferry.

New York State Department of State recommends the village upgrade Club Street, the village green and access to that area to relieve congestion at the international point of entry.

The property that houses the village's Museum and Chamber of Commerce, and US Customs and Border Protection is situated on the west side of James Street near the intersection of James and Club Streets.

Broadway Street Master Concept Plan (2010)

In late 2007 the Village of Cape Vincent Improvement League was awarded grant funds from the New York State Main Street program from the New York State Office of Community Renewal. The funds are being used to assist in the revitalization of the Village's main street, which is Broadway Street from the intersection with Market Street north to the intersection with Murray Street. A portion of this funding is to be utilized for improvements to the public realm along Broadway; in other words, streetscape improvements.

Implementation Strategy

This prioritization effort should focus on costs and timing. Answers to the following questions will assist in this effort:

- What is the anticipated total cost for each improvement?
- Can it be achieved in phases?
- How soon can the improvements be accomplished?
- What resources are available to accomplish each task?
- Which existing streetscape furniture and/or seasonal item should be replaced?

Once the desired improvements are prioritized, allocating a time frame of immediate, short term, or long term to each action step will assist in garnering the village's local resources (executive, administrative, and financial) necessary to accomplish such tasks. This allocation of effort needs to be somewhat flexible, as

forces beyond the Villages control will influence the ultimate progress in implementing these Broadway Street improvements.

Downtown Revitalization Study (2007)

The Goal: To encourage visitors and residents of Cape Vincent to patronize downtown establishments by developing an aesthetically pleasing, historically oriented downtown district with the types of businesses that will serve the needs and wants of the public and that will provide year-round commerce that is customer oriented.

The Plan: A plan of action needs to include all stakeholders to be successful. As with the 2003 Joint Village and Town Comprehensive Plan, both the village and town boards should be involved in the process, as well as the Chamber of Commerce and the area business owners and non-profit organizations. With the input from the surveys, interviews of business owners and strategies from previous years, a plan of action has been developed. However, everyone in the community must take ownership.

Therefore, the first recommendation is to suggest a two-day summit which includes village and town officials, business owners, and a director and board member from the major non-profit organizations in Cape Vincent; including the CV Chamber of Commerce, the CV Lion's Club, the CV Improvement League, the CV Local Development Corporation, the CV Arts Council, the three village churches, the CV Historical Museum and any other non-profit organizations that work toward the betterment of the town and village. The conference should be facilitated by an outside professional with experience in guiding individuals and groups toward a common goal so that all those represented consider themselves stakeholders working together toward the same vision for the community. This is especially important as contracts begin for the Main Street Grant which was recently awarded to the Cape Vincent Improvement League.

Strategy: Promote/Increase Tourism

Actions:

- Invite neighboring community leaders to discuss their successes/failures and to network for more opportunities
- Capitalize on history of Golden Crescent with surrounding communities to develop a total tourist package, such as creating and maintaining bike paths between the communities, expanding on the common themes of Chaumont, Three Mile Bay and Cape Vincent as well as Clayton, etc.

Strategy: Expand Current Docking Facilities

Actions:

- Develop a total comprehensive plan to develop dockage over a five-year period that will accommodate at least 50 boats for overnight and weeklong dockage
- Set up a committee to work with residents, marina operators, chamber of commerce, businesses and Village Officials to develop a dockage plan that will meet the needs and supplement businesses
- Work with businesses to develop services and goods to support boaters

Strategy: Promote Historical and Cultural Events

Actions:

- Contract with a marketing consultant for one full year to further develop and market programs such as the French Festival, Chopin Competition, Historical Society, and Day on the River, Concerts on the Green, Classic Cars, etc.
- Work with the Chamber and area businesses and non-profits to expand on the winter programs such as the winter volleyball tournament, ice sculpting, ice-fishing competition, Independent-film series, etc.
- Focus and develop one entity that can become the year-round attraction for Cape Vincent in the manner that the Boat Museum did for Clayton

Strategy: Apply Standards for Signage, Streetscapes, Building Facades

Actions:

- Work with present businesses and property owners to improve their properties
- Develop a set of guidelines or goals that will develop a uniform appearance for the downtown district
- Set up an advisory group to assist businesses and property owners
- Search and apply for grants that will supplement and assist with financial and professional advice

Strategy: Increase Year-Round Residents

Actions:

- Market the attributes of Cape Vincent in the Watertown area to take advantage of the expansion from Fort Drum:
 - Great place to raise a family or to retire
 - Safe community
 - Excellent schools
 - Open parks
 - River and Lake
 - Sewer system
 - Municipal water
 - Residential garbage pickup
 - Quiet environment
 - Beautiful scenery

Conclusion: The high response rate from the May 2007 survey would seem to indicate an interest by the residents, both seasonal and year-round, in the preservation of the quality of life in Cape Vincent and the economic viability of the downtown district.

Before the major strategies can be addressed, it would be advantageous to hold a

Professionally facilitated conference with the principle participants; elected officials, business owners, and non-profit leaders of the community to establish a collective vision and shared direction.

In a community where much of the work depends on the services of volunteers, it is essential that we invite everyone to participate and to accept ownership for their future and the future of Cape Vincent.

Thousand Islands Regional Assessment (2015)

The geographic study area for this project extended along the St. Lawrence River from Cape Vincent in Jefferson County to Morristown in St. Lawrence County, including portions of the Town and Village of Cape Vincent, the Town and Village of Clayton, the Town of Orleans, the Town of Alexandria, the Village of Alexandria Bay, the Town of Hammond, and the Town and Village of Morristown. Through coordination provided by the Town of Hammond, the steering committee organized a stakeholder team and retained a consultant to conduct the study. The consultant adapted New York State's scenic evaluation methodology to local conditions incorporating natural and cultural factors, views and visual perception elements, and conducted a thorough visual inventory and assessment process. An on-line visual survey completed by more than 600 people helped the consultants interpret and adjust the state standards to reflect the ways that local residents and visitors value their scenic resources.

6) Public support

The following shows the public participation and engagement process conducted to develop the DRI application:

Participation included the assistance of the Village of Cape Vincent, Town of Cape Vincent, Jefferson County IDA, Cape Vincent Chamber of Commerce, and the Cape Vincent Improvement League.

Community Support

In an effort to ensure this DRI application is fully supported and driven by the Community, public input has been included from multiple sources seen below.

The input and comments from business owners and residents are as follows:

- Village character is an economic asset that draws businesses, tourists and residents to Cape Vincent.
- The Village possesses a relatively strong, well defined downtown that attracts residents and visitors for both shopping, tourist attractions and services.
- Residents want the Village to recruit new businesses, fill vacant storefronts and enhance retail variety. They also favor improving marinas, fixing building facades, promoting the downtown and improving the streetscape.
- Residents supported commercial sign restrictions, building facade regulations, building facade renovation programs of assistance, adding downtown events, Upgrading parks, restrooms, and marinas (both public and private).
- Business owners favored projects to fill vacant storefronts, recruit new businesses, enhance retail variety, promote the downtown, improve marina access, and fix building facades.
- Both businesses and residents support making the ferry entrance into Cape Vincent an attractive and appealing location for visitors.

ENGAGEMENT PROCESS INCLUDED:

- Multiple discussions with Village and Town of Cape Vincent elected officials and employees.
- Discussion with multiple community groups, residents and business owners.
- A public meeting was held to discuss the DRI process. It was attended by over 60 individuals. The meeting was advertised in the local paper, flyers

posted throughout the village/town, social media, and the Village of Cape Vincent website.

- Residents, businesses, and non-profits then had the ability to meet in person with a representative to discuss the DRI and their proposed projects. Multiple individuals, local businesses and organizations utilized this opportunity and presented project requests. Below is a copy of the notice which was posted to inform residents of the public meeting.

Revitalize Downtown Cape Vincent

Open Call for Downtown Revitalization Initiative (DRI) Projects

What would \$10,000,000 do for downtown Cape Vincent?

May 20, 2019

7:00 p.m. at the Cape Vincent Rec Park

The Village and Town of Cape Vincent are seeking a **\$10,000,000** Downtown Revitalization Initiative (DRI) grant from New York State to help downtown Cape Vincent continue to thrive by advancing revitalization strategies and projects that transform downtown and support a vibrant, year round economy.

The purpose of this Open Call for Potential DRI Projects is to describe the grant process and hear from members of the community about potential transformational projects on private sites that should be considered for DRI grant funding. DRI funding can be used to support private projects that provide economic and community benefits.

Potential projects include new construction (residential, mixed use, hotel, etc.), renovation of existing buildings, façade improvements: renovation of ground floor for new retail, office, co-working, commercial, industrial, recreational or cultural use.

Businesses, industry groups, cultural organizations, developers, non-profit organizations, and property owners are encouraged to bring their ideas for grant funding to improve downtown to the meeting.

G&G Municipal Consulting and Grant Writing

131 S. Union St., Suite E8
Spencerport, NY 14559
(585) 368-8866
www.ggprocess.com

STRATEGIC PLANS INCORPORATED:

- Town and Village of Cape Vincent Comprehensive Plan Update (2012)
- Town and Village of Cape Vincent Local Waterfront Revitalization Program (2019)
- Broadway Street Master Concept Plan (2010)
- Downtown Revitalization Study (2007)
- Club Street Revitalization Plan (2012)
- Thousand Islands Regional Assessment (2015)
- Cape Vincent Waterfront Revitalization Survey (2007)

SUPPORT LETTERS RECEIVED:

- Village of Cape Vincent
- Town of Cape Vincent
- Cape Vincent Chamber of Commerce (via proposal)
- Cape Vincent Improvement League
- County Legislature
- Jefferson County IDA
- New York State Senator Patty Ritchie
- New York State Assemblyman Mark Walczyk

INITIAL LEAD CONTACT FOR DRI:

- Scott Burto, Principal
- WCP Consultants (Town and Village Contractual Grant Writer)

7) Transformative opportunities

The Village of Cape Vincent has worked collaboratively with its business and arts community to put forth multiple projects that can be readied for implementation within the first one to two years with the assistance of DRI funding. Each of the potential projects have been under consideration, discussed and presented to the Village of Cape Vincent. The final total projects costs are being determined and initial estimates have been provided. Other eligible public/foundation funding

sources are identified, and private funding committed as soon as DRI funding has been determined to fill funding gaps are known. They are priority projects with the participating partners. Without DRI funding these projects will take longer to implement, if at all. However, with DRI funding these projects are ready to implement. It must be stressed that these projects, be they municipal or private, are the direct result of public engagement.

PROPOSED MUNICIPAL PROJECTS

Collectively these projects address revitalization and redevelopment of deteriorated and/or underutilized waterfront areas, improvement of shoreline public access and recreation, improvement of visual quality, strengthening the local economy, and protecting natural resources along Cape Vincent's waterfront. This section features projects based on a brief description of the site, previous work that has occurred, and a phased approach to implementation. Each phase has been evaluated for cost estimates, funding sources, and phase duration. Phases are not necessarily sequential, but rather reflect individual project components.

A. Enhancements to Village Center (Club Street and Surrounding Area) Project Total Project Cost \$1,400,000

The area surrounding Club Street and the Village Green is in the heart of the Village of Cape Vincent. This node of activity awaits visitors arriving from Canada on Horne's Ferry, as well as boaters and tourists visiting the Village and accessing the waterway. The grassy plaza, known as the Village Green, was created on a vacant parcel in 1995 by a local volunteer group, who continue to maintain it to this day. Despite the site's strong tie to the community of Cape Vincent, the area faces key challenges, including the lack of visual access between the mainland and the waterfront. In 2012 the Club Street Revitalization Plan, a plan consistent with the goals of the 1988 Village of Cape Vincent LWRP, analyzed this area and developed a list of goals and conceptual plans for the site. These goals were

reviewed by the public attendees of the June 27th, 2018 LWRP Workshop. Of these goals, the following were deemed by meeting attendees to be high priority for the site, and therefore should be considered as Phase 1 of the Project:

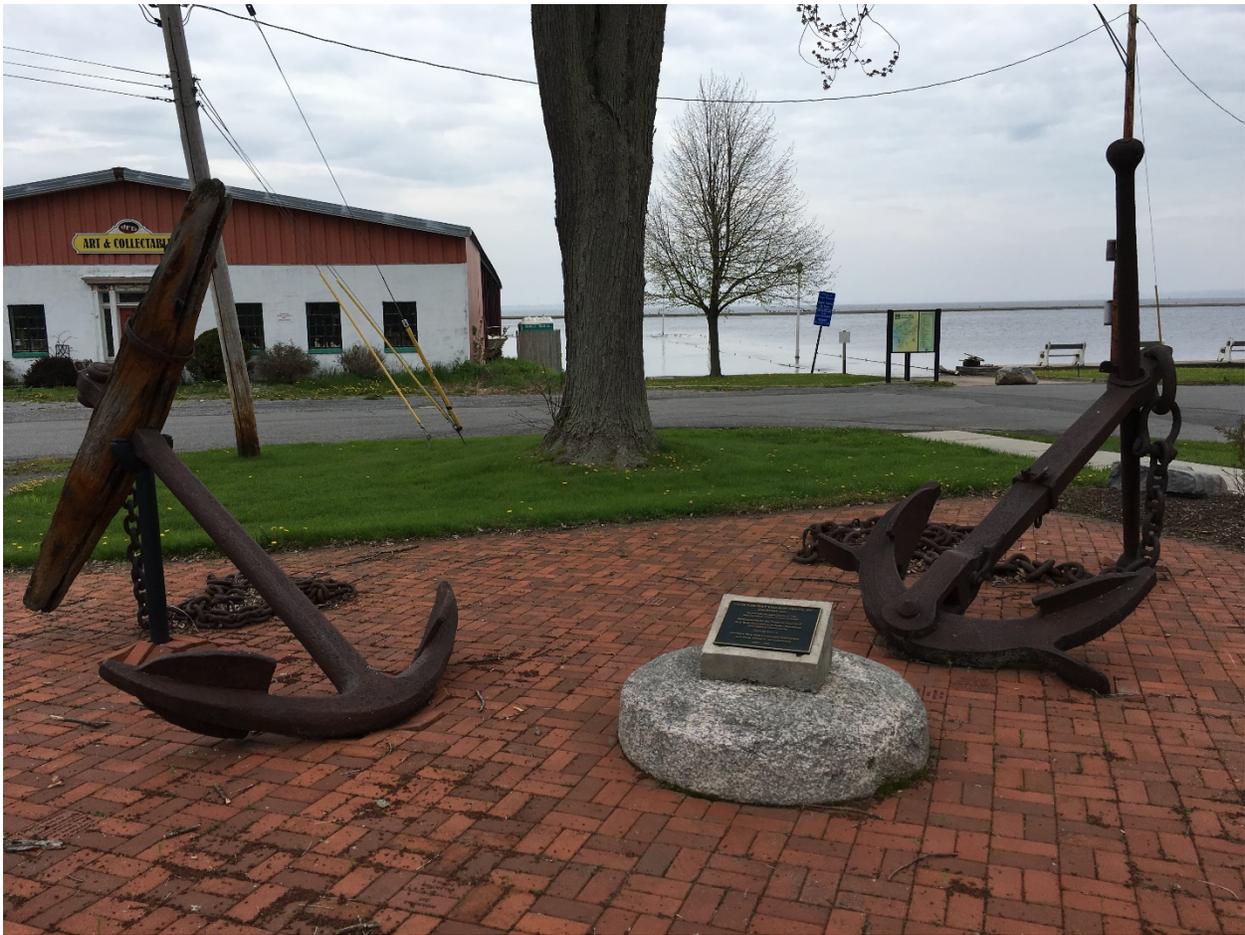
1. Conducting zoning review and recommend improvements to guide future development
2. Acquire parcel (s) with Covered Boat Slip 1 and demolish deteriorating structures [in progress]
3. Improve and increase public dockage
4. Construct accessible public restrooms

Other important revitalization goals for Phase 2 of the Club Street revitalization include the improvement of wayfinding, parking, and place making signs and street scape, installation of publicly-accessible electricity and internet, conceptual planning for the future development of surrounding properties and the remaining Covered Boat Slips 2&3, and overall waterfront improvements to promote public access, improve river vista points, and to celebrate the arts theme of the community. Throughout the process of revitalizing this area, site development should consider the balance of promoting walkability while providing (and enforcing) parking and safe traffic flow for visitors (particularly ferry tourists) and residents alike.

To address the challenges of Club Street, the following phases are recommended:

- Phase 1—Develop zoning/development standards to guide future development, acquire key properties, and improve the dockage and public restroom amenities.
 - services necessary for zoning amendments)
 - Potential Funding Sources and Permitting: Waterfront Improvement Fund
 - Estimated duration of Phase 1: 1 year
- Phase 2—Design and install improved streetscaping, wayfinding signs, publicly-accessible technology resources, and public art.
 - Potential Funding Sources and Permitting: NYS Department of State
 - Estimated duration: 3-5 years

- Phase 3 - Conduct feasibility and market study for potential business opportunities in the Club Street Area. Solicit Requests for Expressions of Interests for desired development.
 - Potential Funding Sources and Permitting: NYS Department of State
 - Estimated duration: 1-2 years





B. Riverfront Pocket Parks Project

Total Project Cost \$175,000

The Village of Cape Vincent has uniquely protected the termini of village streets along the riverfront as spaces of public water access. It is recommended that these riverfront parks should be better celebrated through a comprehensive place making effort (i.e. uniform looking benches, signage, etc.) and repairs to infrastructure such as safety railing and shoreline protection. Landscaping, including a mixture of stone and vegetation, should clearly distinguish public land from adjacent private properties. In addition to creating a unified sense of place, participants recognized that each park area has its unique characteristics and potential improvements. Unique characteristics and recommended improvements for these sites are described below:

Market Park

Historically this park was used as a swimming beach with sand brought in on an annual basis. Currently, the park is used as a picnic area, featuring a bench and parking area. It is clearly distinguished from adjacent private properties, as made clear by fencing. Improvements may include bench and bike rack installations, definition to parking spaces and traffic flow, landscaping elements (e.g., landscaped median), and appropriate signage. Extended shoreline docks and/or floating docks may be long-term considerations.

Canady Park

This area is primarily used by local residents and is a good picnic spot, due to its wide grassy area between the road terminus and the waterfront.

Canoe/kayak launching are not recommended for this site.

Real Park

This area would be good for pet owners desiring waterfront access, factoring in appropriate signage. Some diagonal parking spaces may be included. More research is required to determine exact property lines.

Point Park

This area endured severe flooding in 2017. As the park with the highest amount of area within the 1% flood risk area (also known as the “100-year floodplain”), improvements might consider the enhancement of green infrastructure or flood-resilient elements.

Esselstyne Park

The village dock located in this park recently was awarded FEMA funds to repair dock lighting cables, which were damaged via flooding in the spring 2017 flood event. More research is required to confirm riparian rights/deed restrictions. The addition of publicly available Wi-Fi would enhance the use of this dock.

Murry Park

This site features access to protected and shallow water, which are positive characteristics for potential swimming areas, as well as canoeing, kayaking, and paddle boarding. However, additional research is necessary to confirm dock ownership. This area, along with other quiet waterbodies in the area, may have invasive Eurasian watermilfoil. Site amenities such as benches, lighting, and appropriate signage would be welcomed.

Priority for future development should be placed on the Market Street Park due to its central location, historic ties to the community, and existing infrastructure. The following phases are recommended:

Phase 1: Establish conceptual plan for the uniform character development of riverfront pocket parks, including consideration of streetscaping/pedestrian amenities at each location (e.g., color schemes, nautical pilings, Adirondack chairs, pergolas, trash/recycling receptacles).

- Potential Funding Sources and Permitting: NYS Department of State
- Estimated duration: 1-3 years

Phase 2: Commence pilot project at Market Street Park to re-develop park according to conceptual design standards.

- Potential Funding Sources and Permitting: NYS Department of State
- Estimated duration: 1 year

Phase 3: Evaluate utilization of Pilot Project and troubleshoot problems. Enhance remaining parks according to lessons learned and revised conceptual design standards. Establish connectivity between parks via wayfinding signage and place making markers.

- Potential Funding Sources and Permitting: NYS Department of State
- Estimated duration: 1 year



C. East End Park Project

Total Project Cost \$1,800,000

The East End Park is an additional area that has been previously addressed and targeted for improvements by previous planning efforts. This village park is an asset for the community, with two heavily used boat launches, picnic areas, fishing access, and features that make it ideal for scuba training. Each year, the park hosts hundreds of fishing tournament attendees. In 2008, with funding from the Environmental Protection Fund through the LWRP, the Village completed improvements to the park, including the reconstruction of the seawall and boat ramp.

There are also continued efforts to address the land-based amenities of the park. The Village is currently working to utilize grant funds necessary to move forward the development of a park pavilion to provide public restrooms, cooking grills, showers, changing rooms, and lockers for boaters, divers, and swimmers to store personal items. This structure could also multi-function as a small welcome center to the Village and may include a facility.

There are, however, an array of opportunities for further enhancement of the park as a tourist attraction, event location and gateway for the Village of Cape Vincent. Recently, a temporary floating dock was installed to address the shortage of docking areas; however, there remains the need for the park to include a more permanent docking area, along with docking areas for larger boats and mooring areas for sailboats. Additionally, to avoid risks to small watercraft accessing the boat launch, the park would benefit through improved wave attenuation and better marking of an existing underwater wave attenuation structures near the boat launch. A beach feasibility study should be considered to adequately address the multiple uses that occur within the park. Based upon the guidance of that study, implementation projects might include additional amenities and appropriate signage for designated swimming and diving areas (e.g. near ship wreck).

Connectivity between the East End Park and the Village Center along Broadway Street has been discussed as a potential approach to enhancing the park as both a gateway and docking facility for the community. Often boaters must resort to the East End Park as docking space, due to the lack of public docking space in the center of the village. Currently, the sidewalks connecting the park to the Village cross 12E, despite the need for visitors to use the area as docking space. Better wayfinding signs should be installed for visitors to navigate this connection point, and streetscaping elements along this corridor should also be included to promote pedestrian use of the existing walkways. Beautification efforts along the right-of-way of Broadway Street west of East End Park as a walkway, including streetscaping elements, will facilitate a welcoming gateway into the Village in addition to an efficient use of parking and docking spaces.

Phase 1: Finalize public pavilion project to provide public restrooms, grills, showers, changing rooms and lockers for boaters, divers and swimmers.

- Potential Funding Sources and Permitting: Grant Funding/Village Funding
- Estimated duration: 1-2 years

Phase 2: Improve boat launch facilities to promote safe watercraft access to and from riverfront, as well as secure docking facilities.

- Potential Funding Sources and Permitting: NYS Department of State
- Estimated duration: 1-3 years

Phase 3: Improve sidewalks, curbing, and bike lanes. Beautify Broadway corridor into the Village and improve pedestrian experiences through streetscaping, sidewalk improvement, and increased wayfinding elements.

- Potential Funding Sources and Permitting: NYS DOT Transportation Capital Program; EPF funding
- Estimated duration: 3-5 years



D. Bike-Friendly Waterfront Project
Total Project Cost \$8,125,000

Recent national, regional, and local efforts have promoted cycling safety, infrastructure, and tourism both across the United States and Canada. These goals address health, environmental, and local economic issues while diversifying transportation opportunities. Cape Vincent features ample opportunity to increase cycling safety and accessibility while providing reliable cycling infrastructure. With the potential restoration of the Ogdensburg ferry line, both Canadian and U.S. cycling tourism groups have expressed interest in creating a regional cycling loop across the border of Canada, utilizing Horne's Ferry in Cape Vincent. This US-Canada St. Lawrence River Cycling Loop could bring about new

tourists to the area, increasing visitation to destinations such as the Tibbett's Point hostel, the Roxy Hotel, and other local destinations.

Specific recommended amenities include rental bicycles for visiting tourists, available for use both within the Village and the Town. Other potential improvements include development of wide shoulder lands along Scenic Route 12E for road cyclists, particularly within the 45-mph zone on the east side of the Town. There has also been local dialogue regarding the development of a soft-scape trail for a parcel owned by the Village behind the Town Recreational Park for use as an exercise trail destination.

Phase 1: Improve cyclist wayfinding signage and cycling safety amenities along 12E.

- Potential Funding Sources and Permitting: NYS DOT Transportation Capital Program, Village/Town
- Estimated duration: 6 months

Phase 2: Establish bike rental program and cycling infrastructure (e.g., bike racks, bicycle repair stations) throughout the Village. Conduct marketing campaign of Cape Vincent as a bike-friendly community.

- Potential Funding Sources and Permitting: NYS Department of State
- Estimated duration: 1-3 years

Phase 3: Establish 12E DOT bike lanes.

- Potential Funding Sources and Permitting: NYS DOT Transportation Capital Program, Village/Town
- Estimated duration: 6 months



PROPOSED PRIVATE PROJECTS

Project 1

Project Title: The Cape Vincent Brewing Co, Inc.

Open for business in August 2017. Moved for expansion in May 2019.

Preliminary Funding Estimate: \$300,000

Summary Description: This grant would finalize our exterior Kitchen upgrades and increased brewing would allow us to rent the space out or allow other business to use it (restaurant incubator). Expansion in distribution will also provide name recognition for the brewery but allow to the town to help with increased tourism.

Anticipated Revitalization Benefits:

Permanent Job Creation (or increased salaries for year-round employees

Urban Design and Beautification

Attraction of New Residents, Business, and Visitors

Additional Private Investment

Sustainability and Environment Benefits—farm brewery, work closely with Big Tree Hop Yard (outside of Alex Bay) currently buy all of his crop. Have spoken with TILT: Thousand Island Land Trust about partnering on projects in the future.

Increased Tax Revenues

Timeframe for Implementation and Project Readiness: Two years. Exterior elements could be done any time. Brewery improvement or kitchen upgrades would take about 2.5 years with ordering lead time.

Project 2

Project Title: Anchor Marina

Preliminary Funding Estimate: \$3,000,000

Summary Description:

- Convert railroad station from office/store to craft beer tap room with food. Transform area around bldg. to transient dockage with new restrooms.
- Have separate facilities
- Construct several multi-level condominium apartments on street side of marina basin
- Construct new facility directly off riverfront with capacity to handle metalcrafts vessels
- Provide additional dockage for rental fleet boats

Anticipated Revitalization Benefits:

- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 2 years

Project 3

Project Title: American Legion Broadway

Preliminary Funding Estimate: \$100,000

Summary Description:

- Install new roof over existing plus 1 story addition-building new face to match old design
- Buy plus install a generator large enough to be used in case of a community need in the event of a disaster.
- Re-design and upgrade our Veterans Memorial on village property

Anticipated Revitalization Benefits:

- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 2 years

Project 4

Project Title: River View Lodging

Preliminary Funding Estimate: \$300,000

Summary Description:

- Provide affordable short-term/long-term lodging
- Scenic Riverview
- Build 2nd story over existing Cape Vincent Liquor-New Construction 3-4 180 square foot efficiency rentals
- 2-3 room kitchenette and bathroom
- Within walking distance of ferry to Canada

Anticipated Revitalization Benefits:

- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 1 Year

Project 5

Project Title: Cape Commons

Preliminary Funding Estimate: \$1,040,000

Summary Description:

- Pop Up Retail Plaza
- 5200 Square Foot Building
- 13 Commercial Seasonal retail tenants

Anticipated Revitalization Benefits:

- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues

Timeframe for Implementation and Project Readiness: Spring 2020

Project 6

Project Title: Capeway Cottages

Preliminary Funding Estimate: \$350,000 (200,000 with replacement of 2 cottage for year-round use, 150,000 remodel and 2 cottages year-round)

Summary Description:

- Renovate or replace 2 cottages to year-round use
- Facade improvement to additional cottages (5) new siding windows, parking, landscaping
- Water drainage
- (3) new roofs
- Electrical upgrades

Anticipated Revitalization Benefits:

- Permanent Job Creation (seasonal)
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 1-2 years

Project 7

Project Title: Marina Rehab

Preliminary Funding Estimate: \$1,500,000

Summary Description:

- Rehabilitate Anchor Marine Building 2 for manufacturing
- Rehabilitate Marina Marin Building 2A on water front for mixed use commercial

Anticipated Revitalization Benefits:

- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 2 years

Project 8

Project Title: Horne Ferry Dock Renovation

Preliminary Funding Estimate: \$350,000

Summary Description:

- Dock Rehabilitation due to damage from high water 2017-2018
- Dock repairs include a 2' raise

Anticipated Revitalization Benefits:

- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 1 year

Project 9

Project Title: Cup of Joy Expansion Plan

Preliminary Funding Estimate: \$400,000

Summary Description:

- Building and façade renovations/expansion capacity to handle metalcrafts vessels
- Create mixed-use year-round apartments

Anticipated Revitalization Benefits:

- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment

Sustainability and Environment Benefits

Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 2 years

Project 10

Project Title: French Towne Market

Preliminary Funding Estimate: \$250,000

Summary Description:

- Create mixed-use year-round apartments and other interior improvements
- Façade improvements
- marketing

Anticipated Revitalization Benefits:

Permanent Job Creation

Urban Design and Beautification

Attraction of New Residents, Business, and Visitors

Additional Private Investment

Sustainability and Environment Benefits

Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 2 years

Project 11

Project Title: Cape Dairy Motel & Laundromat

Preliminary Funding Estimate: \$250,000

Summary Description:

- Renovate façade Have separate facilities

- New roof
- Renovate motel

Anticipated Revitalization Benefits:

- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 2 years

Project 12

Project Title: Clark's Cove on the River

Preliminary Funding Estimate: \$400,000

Summary Description:

- Rooftop outside seating construction
- Restaurant/Kitchen construction
- Jet ski rental, SCUBA tank supply
- Duty free shop

Anticipated Revitalization Benefits:

- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 1-2 years

Project 13

Project Title: Kayak Launch System

Preliminary Funding Estimate: \$100,000

Summary Description:

- Kayak launch system in East End Park transient dockage with new restrooms.
- Safe entry points in other pocket parks

Anticipated Revitalization Benefits:

Permanent Job Creation

Urban Design and Beautification

Attraction of New Residents, Business, and Visitors

Additional Private Investment

Sustainability and Environment Benefits

Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 1 year

Project 14

Project Title: Cape Vincent Arts Council

Preliminary Funding Estimate: \$1,000,000

Summary Description:

- Create a permanent gallery space in a rehabilitated building or new construction
- Artist in residence position
- Space for local artists

- Public classrooms for art classes

Anticipated Revitalization Benefits:

- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 3 years

Project 15

Project Title: Chateau

Preliminary Funding Estimate: \$200,000

Summary Description:

- Facade renovation of existing building which currently houses Chateau as well as residential apartment on second floor. Currently zoned and used as **mixed use for retail and residential**.
- Siding: \$40K, labor estimate: \$15K
- New roof—The current roof is a rubber membrane (which leaks), and we would like to replace it with a hip roof built over existing roof. Replacing current roof: \$30K, building hip roof: \$45K.
- A garage for business delivery vehicle, and storage building for stock, to be built directly behind rear of building, which would include a driveway installation. New build: \$30K, driveway: \$8K.
- Fencing connected to front of building needs to be replaced, and streetscaping on North front of building. Estimate: \$4K
- Installation of an AC/ventilation system for studio, shop, and apartment upstairs. Estimate: \$28K.

- As necessitated by the building owner’s physical disability, and in an effort to make the building ADA compliant, installation of an elevator at rear of building and a portable ramp for shop entrance are top priorities. Estimate: \$20K.
- Installation of downstairs bathroom facility. Estimate: \$2K.

Anticipated Revitalization Benefits:

- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 3 years

Project 16

Project Title: River Breeze Properties

Preliminary Funding Estimate: \$350,000

Summary Description:

- Mixed use building with apartments and a bakery rehabilitated building or new construction
- Interior and façade renovations
- Parking improvements

- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits

Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 3 years

Project 17

Project Title: Cape Vincent Chamber of Commerce project

Preliminary Funding Estimate: \$545,000

Summary Description:

- LED signs at each end of the DRI area
- East End Park sea wall reconstruction

Permanent Job Creation

Urban Design and Beautification

Attraction of New Residents, Business, and Visitors

Additional Private Investment

Sustainability and Environment Benefits

Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 3 years

SUMMARY PROJECT TOTALS

Total Private: \$10,435,000

Total Public: \$11,500,000

Total Investment: \$21,935,000

8) Administrative Capacity

The Village of Cape Vincent has successfully administered many state and federal grant programs concurrently.

The Village and Town of Cape Vincent both utilize the same highly experienced grant consultant for grant writing and administration. Scott Burto of WCP Consultants has vast experience writing and administering millions of dollars of grant funds with multiple State and Federal entities.

The Cape Vincent Chamber of Commerce, Cape Vincent Improvement League, Cape Vincent Local LDC, and Jefferson County IDA are the core group that will assist the village in administering its downtown revitalization.

The Village and Town of Cape Vincent have successfully administered many grants from numerous state and federal agencies over the years, including NYS Department of State, NYS Department of Environmental Conservation, NYS Empire State Development, NYS Council on the Arts, NYS Attorney General, NYS Environmental Facilities Corporation, NYS Parks, NYS Office of Homes and Community Renewal, USDA and FEMA.

Current staff is currently managing eight concurrent contracts worth in excess of \$11,000,000. The Village has a proven ability to manage concurrent contracts.

The Village's grants are managed primarily by Scott Burto, principal of WCP Consultants with administrative support from staff members

The Jefferson County IDA will be a key partner for administering the DRI should it be awarded to Cape Vincent and will provide administrative support to the Village as needed.

The Village of Cape Vincent has demonstrated that it is capable of administering a variety of grant programs and leveraging private investments. Their success in attracting grant funding for community and regional projects is a testament to the community's commitment to careful planning with extensive community input.

[SEE FIGURE NEXT PAGE]



9) Other

One really needs to come to the Village of Cape Vincent and its charming downtown to see how truly unique it is. Every street north of Broadway in the

proposed DRI area ends at the water. The area is on the verge of something great. The excitement and public participation by the overwhelming amount of people who participated in the DRI process was electric. These residents and business owners know that they live and work in a special place. They have been working diligently over the past 15 years through various grant applications, studies, and surveys to reach this point. This highly inclusive process has included the entire community.

A successful DRI application would be a regional catalyst towards greater growth and prosperity. The village where “Lake Ontario meets the St. Lawrence River” needs to be shared with the world. This International gateway is primed and ready for the Downtown Revitalization Initiative!





Village of Cape Vincent

P.O. Box 337

Cape Vincent, New York 13618

(315) 654-2533

Voice and TDD Number is 711 or 1-800-662-1220

May 24th, 2019

Dr. Ty Stone, Co-chair
James McKenna, Co-chair
North Country REDC
Dulles State Office Building
Watertown, NY 13601

Chairs Stone and McKenna:

Cape Vincent, located at the confluence of the St. Lawrence River and Lake Ontario, is rich in natural resources and has a historical heritage that evokes pride from its citizens. With a proper plan, the potential of the community is great and the downtown area can serve as the keystone.

The proposed strategy of the revitalization plan is to develop a community-wide vision and guide to create a sustainable future for Cape Vincent. It is built on previous planning efforts and the desires of the current residents. The goal of the plan is to preserve the culture and small-town charm of Cape Vincent, while providing for controlled growth of the downtown district and enhancing the quality of life for the total community.

The plan was developed from input of more than 800 residents and 30 business owners of the Cape Vincent Community. The goals and actions detailed in the plan range from readily attainable to rather large in scope and have been derived from the recommendations of the citizens of Cape Vincent. Therefore it is Cape Vincent's plan for downtown revitalization.

The implementation and results of this plan are targeted to deliver a vibrant and profitable downtown district that will serve as a social, cultural and commercial center of the community. The downtown area is the heart of a community and its vitality is reflective of the overall health of the community.

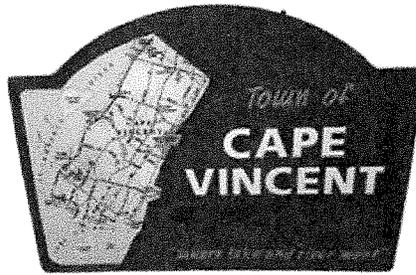
On behalf of the business community, civic groups, non-profits, and most importantly, its residents, we thank you for the opportunity to compete for the Downtown Revitalization Initiative.

Sincerely,

Jerry Golden, Mayor

TOWN OF CAPE VINCENT

Jefferson County, New York 13618



www.TownofCapeVincent.org

Supervisor
Edward P. Bender

Town Clerk/Tax Collector
Michelle A. Bouchard, RMC

Council
Paul F. Aubertine
Alan Wood
Marty T. Mason
Daniel A. Wiley

Superintendent of Highways
William Pond

Assessor
Rebecca Trudell

Historian
Jean Ebert

Planning Board Chair
Robert Martin

Board of Appeals Chair
Edward Hludzenski

Zoning Enforcement Officer
Cody Higgins

May 25, 2019

Ty Stone, Co-chair
James McKenna, Co-chair
North Country REDC
Dulles State Office Building
Watertown, NY 13601

Chairs McKenna and Stone:

I am writing this letter to express my hearty support for the 2019 Downtown Revitalization Initiative Grant (DRI) application that is being submitted by the Village of Cape Vincent.

The Town and Village of Cape Vincent have a shared vision which has been renewed with a sharper focus on future growth that is sustainable and consistent with Cape Vincent's character. The community's preferences essentially remain the same: to protect its rural character, to respect and sustain the St. Lawrence River and Lake Ontario for both pleasure and commerce, to embrace our agrarian culture, to promote our historical connections, and to achieve compatible economic and commercial growth.

The Town of Cape Vincent has a vested interest in the positive growth of the downtown area. The town has put "skin in the game" in downtown revitalization efforts with both financial resources and time spent in the collaboration of various studies and planning projects with the village. We will continue to collaborate with our partners in the village.

Cape Vincent is poised for greatness. We in the town look forward to working closely with the village and the state to administer any DRI grant funding that comes our way. Our successful record of collaboration will help to show the world anything is possible and the future is limitless in Cape Vincent, where "Lake Ontario Meets the St. Lawrence River".

Please contact me anytime for assistance.

Respectfully submitted,

A handwritten signature in black ink that reads "Edward P. Bender". The signature is written in a cursive style.

Hon. Edward Bender, Town Supervisor

Cape Vincent Improvement League

PO Box 194
Cape Vincent, NY 13618
capevincentimprovementleague@gmail.com
cell: 360-790-9603



May 20, 2019

TO: Cape Vincent Town Council & Village Board

On behalf of the Cape Vincent Improvement League, thank you for the opportunity to provide ideas for possible projects for the **Downtown Revitalization Initiative (DRI)**. As you may know, the Improvement League has been in existence since 1916. Our mission and contributions have always been to improve and benefit the Community. Below is a consolidated listing of our members' ideas for the DRI:

1. Make the Ferry Entrance into Cape Vincent an attractive and appealing location for visitors. An alternative could be that the Town/Village obtain ownership of the ferry entrance and lease it back to the ferry owner. Thousands of visitors and residents use the ferry annually.
2. Obtain the old Train Station and adjacent marina and restore that area into a visitors and tourist destination point. Restrooms, showers, picnic area, park, swimming area all could be added and visitors would travel via boat and land to Cape Vincent and spend time and money.
3. Transform East End Park with a beautiful marina and boat launch area. Add a fish cleaning station so fisherman can clean their catch on location and have a place where the fish guts are disposed of properly. Finish the Pavilion that's been ongoing for years so there are bathroom facilities and a picnic area.
4. Add a restroom facility near the Village Dock (not a portable toilet). Add better signage that tells boaters where to go to Customs, the Chamber of Commerce, restaurants, shops, Tibbetts Point Lighthouse, etc. (i.e. Visitor Information)
5. Restoration of the Keepers Quarters and Tibbetts Point Lighthouse. This lighthouse receives thousands of visitors every year. The hostel adds an international flair to Cape Vincent. Make those facilities a premier destination point for visitors.

6. Replace all the cracked and uneven sidewalks along Broadway Street (and others in dire need), so people can walk unconcerned, enjoying the Village, and not stumbling. They are also a hazard to people using walkers, canes, and wheelchairs.
7. Restoration of the Community House. It's siding, roof, and foundation is in dire need of work. This house has been the center of the community since 1832. The Improvement League started the first library there and staffed it with volunteers. In the late 1980's the Improvement League orchestrated a grant and got the interior renovated and now the Community House is used for various meetings, social gatherings and also houses the Village Municipal Offices. As part of the restoration, an expansion could be added to allow more space for the Municipal Officers.

Please note Items 1-5 are all revenue producing ideas, focusing on the Cape Vincent's premier attribute – its waterfront. Item 6 is a safety issue and not only the safety of our residents, but visitors too. Item 7 provides an opportunity to hold on to our history and legacy while still providing a meeting place for residents.

Please consider these ideas when writing your grant application for the Downtown Revitalization Initiative. If you have questions, feel free to contact me at 360-790-9603.

Sincerely,



Pam Atkinson
President



Jefferson County Local Development Corporation

800 Starbuck Avenue, Suite 800
Watertown, New York 13601

ph: 315.782.5865 / 800.553.4111
fx: 315.782.7915

www.jclda.com

May 30, 2019

Jerry Golden, Mayor
Village of Cape Vincent
PO Box 337
Cape Vincent, NY 13618

Dear Mayor Golden,

On behalf of the JCLDC, I wish to endorse Cape Vincent's proposal for 2019 DRI funding. The village's proposed plan builds on its unique character and it is consistent with its Local Waterfront Revitalization Plan. It is also consistent with goals and strategies of both the North Country Regional Economic Development Council and the Jefferson County Comprehensive Development Strategy. Both emphasize the importance of placemaking, revitalizing downtowns, enhancing tourism, and capitalizing on our proximity to the Canadian border.

The Club Street Revitalization project will revitalize a unique gateway to the State of New York as well as the Village of Cape Vincent. It is the area that greets visitors arriving from Canada via Horne's Ferry. Likewise, the plan to enhance six riverfront pocket parks represents a comprehensive placemaking effort that will leave an indelible impression on visitors while strengthening the village's historical connection to the St. Lawrence River. The East End Park project will build on previous investments while facilitating a stronger connection with the village center. With its boat launches and various amenities, it receives heavy use by residents, visitors, and fishing tournament attendees. It provides another key gateway to the village and direct access to the recreational opportunities on the river.

The plan to enhance bicycling oriented amenities and infrastructure is wise. The village already attracts numerous cyclists touring along the St. Lawrence, and those cycling to or from Kingston, Canada via the ferry and scenic road across Wolf Island. The potential of this unique market is yet to be fully realized. However, these improvements are timely, especially in light of recent bi-national efforts to create a regional cycling loop.

Our own efforts to attract business investment will be more fruitful when our gateway communities present an image of vitality and desirability. By capitalizing on the village's historical maritime character, your efforts will help to maintain the long-term presence of the Canadian-owned boat manufacturer, MetalCraft Marine. We might also be better able to attract another complementary business to the village.

Respectfully,

A handwritten signature in blue ink that reads 'David J. Zembiec'.

David J. Zembiec
Deputy CEO



MARK C. WALCZYK
Assemblyman 116th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

□ ALBANY OFFICE
Room 940
Legislative Office Building
Albany, New York 12248
518-455-5545

□ DISTRICT OFFICE
Dulles State Office Building
317 Washington Street, Suite 210
Watertown, New York 13601
315-786-0284

□ SATELLITE OFFICE
3 Remington Avenue, Suite 1
Canton, New York 13617
315-386-2037

EMAIL:
walczykm@nyassembly.gov

May 29, 2019

Dr. Ty Stone & James McKenna, Co-Chairs
North Country Regional Economic Development Council
Empire State Development
Dulles State Office Building
Watertown, New York 13601

Dear Dr. Stone and Mr. McKenna:

I write to endorse the application being submitted by the Village of Cape Vincent for funding through the Downtown Revitalization Initiative (DRI).

If secured, this funding would help offset costs associated with bolstering the Village's downtown region. Funds from the DRI would help Cape Vincent expand East End and Pocket Parks, make the area more bike-friendly and also help with the Club Street revitalization project. Additionally, given the unique position on the Village at the mouth of the St. Lawrence River, DRI funding would also be utilized to improve ferry operations, harden the shoreline from flooding, and renovate existing marinas.

These DRI funds would not only improve the quality of life for residents of the Village, but would also go a long way in helping lure tourists to the area and encourage businesses to settle and open their doors in Cape Vincent. This investment provides an environment that will help the local economy and help keep this beautiful Village a great place to live, work and raise a family for generations to come.

Again, I fully support the application being submitted by the Village of Cape Vincent. If you have any questions, please do not hesitate to contact me.

Sincerely,

Mark C. Walczyk
Assemblyman
Front Yard of America

THE SENATE
STATE OF NEW YORK



SENATOR PATTY RITCHIE
48TH DISTRICT
OSWEGO, JEFFERSON, ST. LAWRENCE COUNTIES

SECRETARY OF THE SENATE MINORITY

RANKING MINORITY MEMBER
ENERGY AND TELECOMMUNICATIONS
LOCAL GOVERNMENT

COMMITTEES

HEALTH
VETERANS, HOMELAND SECURITY AND
MILITARY AFFAIRS

May 30, 2019

Dr. Ty Stone & Mr. James McKenna, Co-Chairs
North Country Regional Economic Development Council
Empire State Development
Dulles State Office Building
Watertown, New York 13601

Dear Dr. Stone and Mr. McKenna:

I write to you regarding my strong support for the Village of Cape Vincent's request for funding via the Downton Revitalization Initiative (DRI) program.

If successful, the Village plans to put into motion a number of projects that will help strengthen the overall community, boost tourism, create jobs and improve quality of life for all who live in Cape Vincent.

Recently, the Village, along with community groups and local businesses have been putting together a plan that includes a number of innovative development ideas, including:

- The revitalization of East End Park and Club Street;
- Improvements that will make the Village more bike-friendly;
- New, high quality housing;
- The construction of mixed use buildings that will help in the effort to launch new businesses and create much-needed jobs;

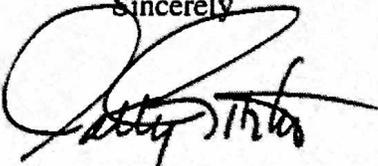
REPLY TO: ALBANY OFFICE: ROOM 302, LEGISLATIVE OFFICE BUILDING, ALBANY, NEW YORK 12247 (518) 455-3438
 JEFFERSON COUNTY OFFICE: 317 WASHINGTON STREET, ROOM 418, WATERTOWN, NEW YORK 13601 (315) 782-3418
 OSWEGO COUNTY OFFICE: 46 EAST BRIDGE STREET, FIRST FLOOR, OSWEGO, NEW YORK 13126 (315) 342-2057
 ST. LAWRENCE COUNTY OFFICE: 330 FORD STREET, OGDENSBURG, NEW YORK 13669 (315) 393-3024

E-MAIL: RITCHIE@NYSENATE.GOV
WEBSITE: RITCHIE.NYSENATE.GOV

- Renovations to local marinas, as well as ferry operations that are essential to shuttling travelers to and from Canada; and
- A museum and other efforts that pay tribute to the area's rich history.

Again, I strongly support the Village of Cape Vincent's request for funding via the DRI program. Should you need any further information, please do not hesitate to reach out to my office.

Sincerely

A handwritten signature in black ink, appearing to read "Patty Ritchie", written over the word "Sincerely".

Patty Ritchie
State Senator

PAR:svc

County of Jefferson

Board of Legislators

Scott A. Gray
Chairman of the Board
Legislator, District 13

County Address:
Historic Courthouse
195 Arsenal Street, 2nd Floor
Watertown, NY 13601
Phone: 315-785-3075
Fax: 315-785-5070



Home Address:
P.O. Box 825
Watertown, NY 13601
Phone: 315-778-6214
Email: scottg@co.jefferson.ny.us

May 30, 2019

James McKenna, Co-Chair
Ty Stone, Co-Chair
NCREDC Plattsburgh Office
61 Area Development Drive
Plattsburgh, NY 12901

Dear Co-Chairs McKenna and Stone:

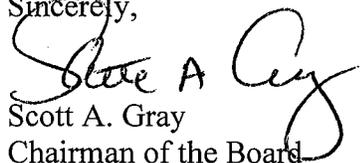
The Village of Cape Vincent is submitting an application to be the North Country Region's target community for Governor Cuomo's \$10 million Downtown Revitalization Initiative (DRI) round four. The Village of Cape Vincent seeks the DRI community in the North Country designation to build on the recent momentum of downtown revitalization efforts and further capitalize on its unique St. Lawrence Riverfront setting. By this letter, I offer my full support for the application and the projects.

Cape Vincent has implemented many physical improvements: upgrading the village sewer system and storm drain infrastructure and starting an annual program to repair sidewalks. A grant award last year provided enhancements to East End Park – including a pavilion, bathrooms, lockers and picnic area. The Village recently approved a Town Waterfront Improvement Project in concert with the Local Waterfront Revitalization Program.

The downtown waterfront area of Cape Vincent, as delineated from East End Park along Broadway Street to Market Street, has the potential to draw all types of tourism. The Village is applying to DRI for several projects along with community groups, non-profits and local businesses. These will include mixed-use developments and housing, museum and marina renovations, revitalization of parks, the street adjoining the ferry operation as well as the U.S. port of entry, and improved bicycle accessibility.

Investment of DRI funds in Cape Vincent will improve its downtown core and boost regional economic growth. I urge your favorable consideration of the Village's application.

Sincerely,


Scott A. Gray
Chairman of the Board

c: Hon. Andrew M. Cuomo, New York State Governor
Mayor Jerry Golden, Village of Cape Vincent